135.0	0001	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,053,500 / 1,053,500
					USE VALUE:	1,053,500 / 1,053,500
					ASSESSED:	1,053,500 / 1,053,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARREN ELIZABETH M
Owner 2:	WARREN ZACHARY D
Owner 3:	
Street 1:	22 BELLEVUE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MALATESTA RICHARD -
Owner 2:	-
Street 1:	22 BELLEVUE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,772 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8772.000	534,300		519,200	1,053,500
Total Card	0.201	534,300		519,200	1,053,500
Total Parcel	0.201	534,300		519,200	1,053,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.64 | /Parcel: 497.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86819
GIS Ref:
GIS Ref:
Insp Date: 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	534,300	0	8,772.	519,200	1,053,500	1,053,500	Year End Roll	12/18/2019
2019	101	FV	386,400	0	8,772.	486,800	873,200	873,200	Year End Roll	1/3/2019
2018	101	FV	385,700	0	8,772.	402,400	788,100	788,100	Year End Roll	12/20/2017
2017	101	FV	385,700	0	8,772.	369,900	755,600	755,600	Year End Roll	1/3/2017
2016	101	FV	385,700	0	8,772.	337,500	723,200	723,200	Year End	1/4/2016
2015	101	FV	364,500	0	8,772.	331,000	695,500	695,500	Year End Roll	12/11/2014
2014	101	FV	364,500	0	8,772.	307,600	672,100	672,100	Year End Roll	12/16/2013
2013	101	FV	364,500	0	8,772.	292,700	657,200	657,200		12/13/2012

!10503!

PRINT

Date	Time
12/11/20	00:48:03

LAST REV

Date	Time
06/25/20	09:11:17

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10503

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALATESTA RICHA	49941-524		8/14/2007		700,000	No	No		
MALATESTA RICHA	26253-276		4/25/1996	Family	99	No	No		

USER DEFINED

Prior Id # 1:	86819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	579	Inter Fi	118,107	O				
11/18/2010	2307	Redo Bat	20,000					
8/12/2008	913	Porch	33,000					enclose existing s

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2020	Permit Visit	DGM	D Mann
5/25/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Measured	372	PATRIOT
6/14/2001	Meas/Inspect	PM	Peter M
10/25/2000	Hearing N/C	163	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8772		Sq. Ft.	Site		0	80.	0.74	9			Ledge	-5					519,204						519,200	

Total AC/HA: 0.20138 | Total SF/SM: 8772 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 519,204 | Spl Credit | Total: 519,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14598489
Const Adj.:	0.99989998
Adj $ / SQ:	154.692
Other Features:	112243
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560048
Depreciation:	25762
Depreciated Total:	534286

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

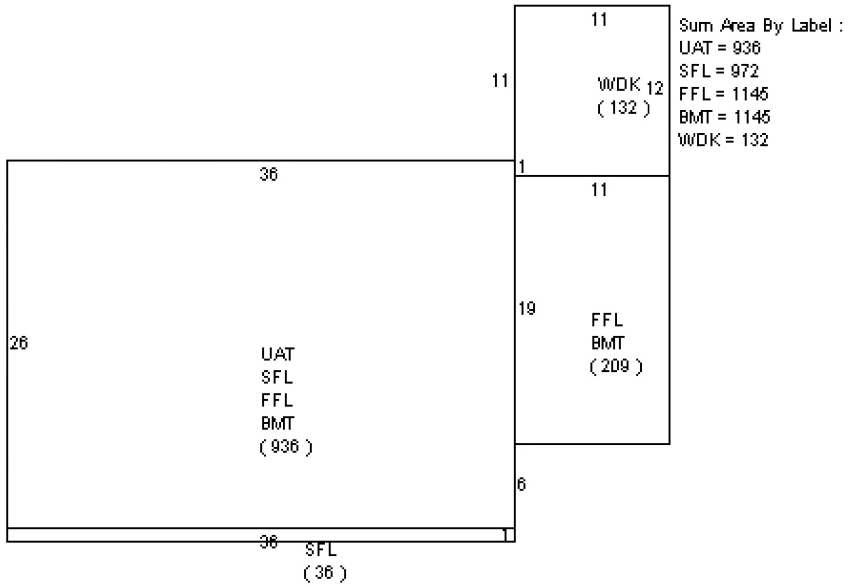
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.16
Special Features:	0	Val/Su Net:	147.27
Final Total:	534300	Val/Su SzAd	252.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,145	46.410	53,137
FFL	First Floor	1,145	154.690	177,123
SFL	Second Floor	972	154.690	150,361
UAT	Upper Attic	234	61.880	14,479
WDK	Deck	132	13.570	1,792

Net Sketched Area:	3,628			Total:	396,892
Size Ad	2117	Gross Are	4330	FinArea	2117

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: